

# VISION PLAN / REPORT

# NORWALK

## I O W A

SPRING 2006

## A RECORD \$62.5 MILLION

in new residential and commercial investment ventures

2004-35 Million 2005-27.5 Million



**THE RIDGE AT ECHO VALLEY**, A PLANNED COMMUNITY WITH SPECTACULAR VIEWS AND 27 HOLES OF CHAMPIONSHIP GOLF.

### MARK MILLER

*City Administrator, City of Norwalk*

The Norwalk Vision, a billion rays of community future was set in motion in April 2004, and has grown from there. In three years nearly 300 building permits have been issued, and promising new retail, business and industrial locations have sprouted up in Norwalk, the Southwestern gateway to the Des Moines Metro.

In the two years since that burst of pride and enthusiasm Norwalk has prospered with some \$75 million of new valuation, new jobs created, and products made in Norwalk have increased. This growth has come on the heels of a solid business community and strong companies that have been the building blocks of Norwalk.

*MILLER, jump to page 2*

### MARK McKEE

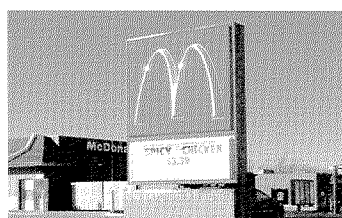
*President, Norwalk Area Chamber of Commerce*

The Norwalk Area Chamber of Commerce (NACC) is a vital and growing association of individuals and businesses in northwest Warren County, Iowa. In the past year we have hosted events to promote economic development in the area, to further personal wellness and fitness, to provide business networking opportunities, to provide family-friendly entertainment, and to increase our members political awareness.

The Norwalk Billion Dollar Vision Event has been held up as the model for other growing towns to emulate as they market their potential to area developers. These events have been planned and executed through a dedicated and hardworking staff, countless volunteer hours and aggressive fund raising.

Our organization's mission is to provide leadership for the advancement of economic development, the promotion of members, and the enhancement of quality of life issues in the Norwalk area. NACC membership is an investment that will pay business rewards as well as very real quality of life improvements in the Norwalk area.

*McKee, jump to page 3*



**MCDONALD'S RESTAURANT**  
NEW SITE ON SUNSET DRIVE



**HOLMES CHEVROLET** BREAKING GROUND

MILLER  
continued from page 1

Residential and commercial tax abatement and tax increment financing have made this up and coming city, now over 8,000 strong, a viable and attractive community. Parks, trails, schools, recreation, a library, churches and safety are the hallmarks of Norwalk's success.

Local leaders, land owners, businesses including McAninch, Easter, Gillotti, Coppola, Hubbell, Schlegel, Albright, Clarke mingle with local personalities as, Comito, Bohlender, Starkweather, Desenberg, Manning, Hughes, Crowley, Freese, Grant, Emory, Standridge, and Rhiner.

Businesses like LaQuercia, Norwalk SuperStars, Kelly Cortum, Scotts, City State Bank, The Foundation for Chiropractic Education and Research, Reedannland Farms, McDonald's, Holmes Chevrolet, the Hubbell Legacy, Community State Bank with a good mix of local merchants provide opportunity, variety and jobs in town, encouraging the investment into the city. Housing starts are up, retail is on the increase, vehicle counts continue to trend up, and activity is everywhere in the boundaries of Norwalk but the demand remains a priority for our citizens, chamber, and city. The movement is more than a feeling as Norwalk residents can now see growth underway.

Norwalk is the real deal with opening of Iowa 5, the Des Moines Beltway, a new WRA Sewer line to serve all of northern Warren County out to I-35, and a good water supply and relationship with Des Moines Water Works, the infrastructure in Norwalk has become not only a goal, but an ongoing reality.

The community is engaged and emerging as a true, viable option with open space, good schools, a small town feel, and a full service community. Norwalk, Where you are always WELCOME.

# VISION PLAN PROGRESS

## ORCHARD HILLS AND ORCHARD RIDGE DEVELOPMENT TEAM



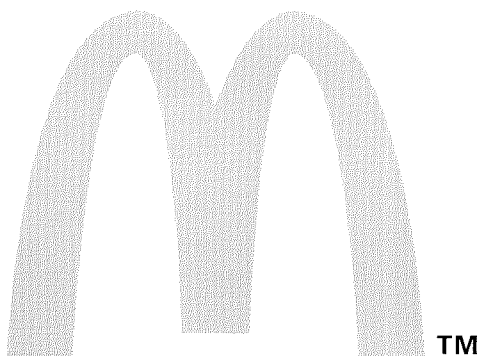
**STEVE GILLOTTI**, CEO OF THE GILLOTTI COMPANIES ENJOYING THE MOMENT. ORCHARD HILLS AND ORCHARD RIDGE INFRASTRUCTURE IS IN.

TOP FAR LEFT **STEVE ALBRECHT**, PRESIDENT OF CITY STATE BANK  
**WILLIAM LUDWIG**, ARCHITECT & URBAN PLANNER  
**DENNIS SCHLEGEL**, DEVELOPER

"Norwalk offers tax abatement and the security of small town life. The Aquatic Center, Easter Library, Sports Park and schools are all within walking distance of Orchard Hills making this development a great place to own a home and raise your family."

**DENNIS SCHLEGEL**

i'm lovin' it™



Being part of Norwalk's Vision

**CSB COMMUNITY STATE BANK**

*We are Banking with Norwalk's Vision*

**2351 Sunset Dr, Suite 101  
Norwalk, IA 50211**

515-285-4900 FAX 515-285-4901

legacy@csbindianola.com

Drive-Up Hours:

M-F, 7:00 - 6:00 Sat, 7:00 - 12:00

Lobby Hours:

M-F, 8:00 - 4:00 Sat, 8:00 - 12:00

Drive-Up ATM available



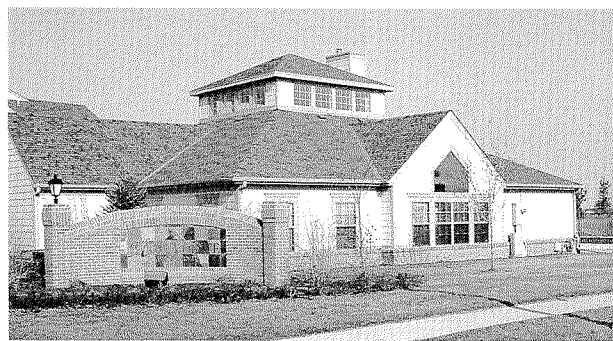
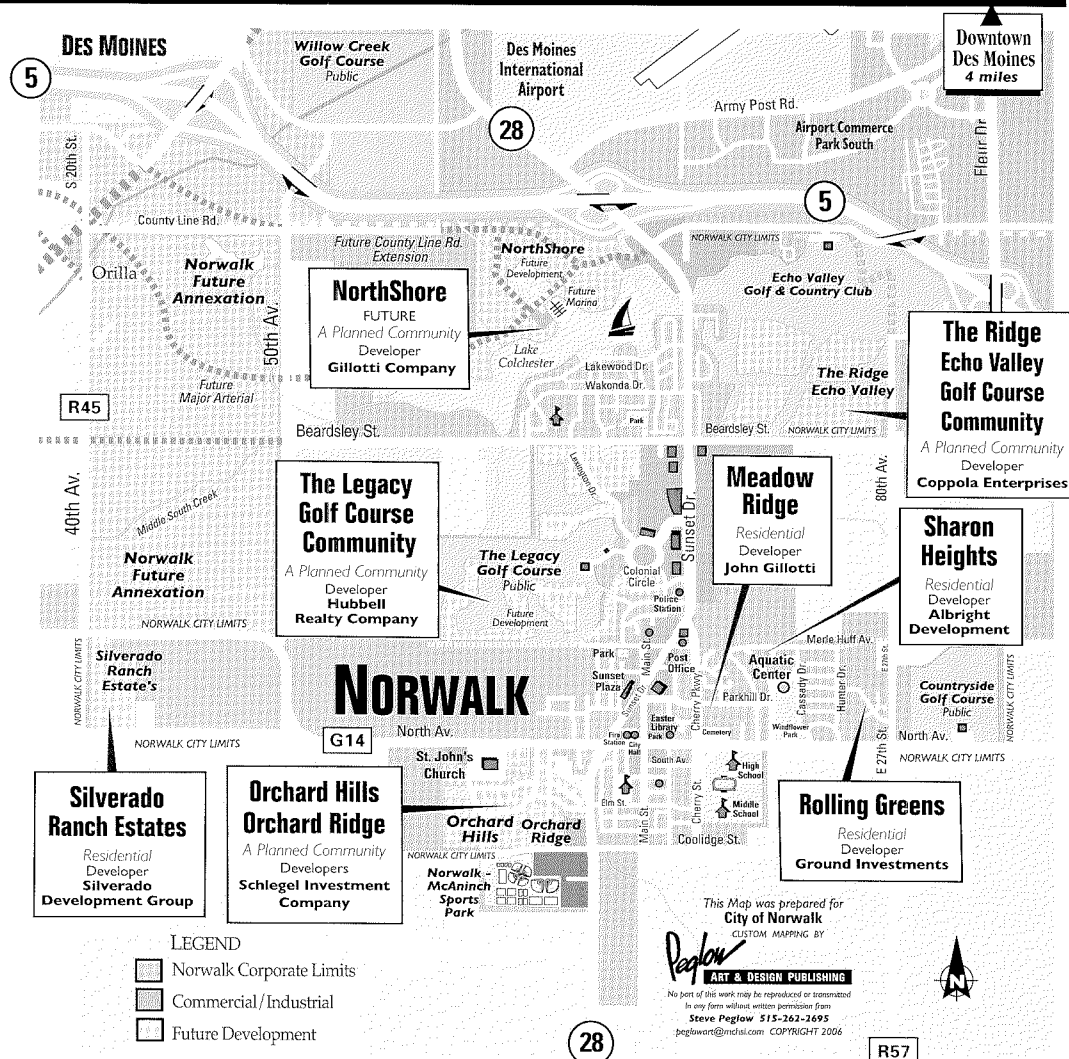
Indianola - Lucas - Fort Des Moines

www.csbindianola.com

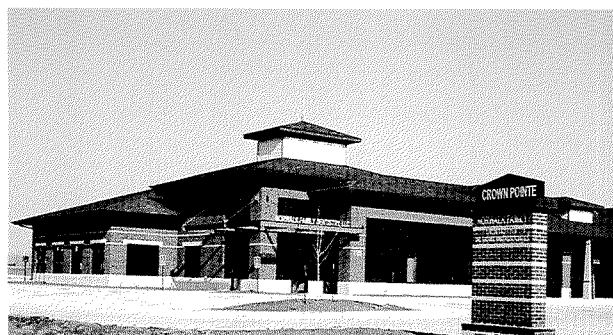
"FCER", the Foundation for Chiropractic Education and Research has international headquarters in Norwalk. La Quercia LLC began curing prosciutto this winter and the Norwalk McAninch Sports Complex – 28 softball, baseball and soccer fields is being completed with funding from Community Attraction and Tourism (CAT) and Vision Iowa. The Norwalk-Easter Library is a user friendly computer accessible facility for Norwalk and area residents.

In many ways Norwalk stands for Transportation, Infrastructure, Location, Opportunity and Recreation. The current boom in residential and commercial ventures is a trend that has a bright future.

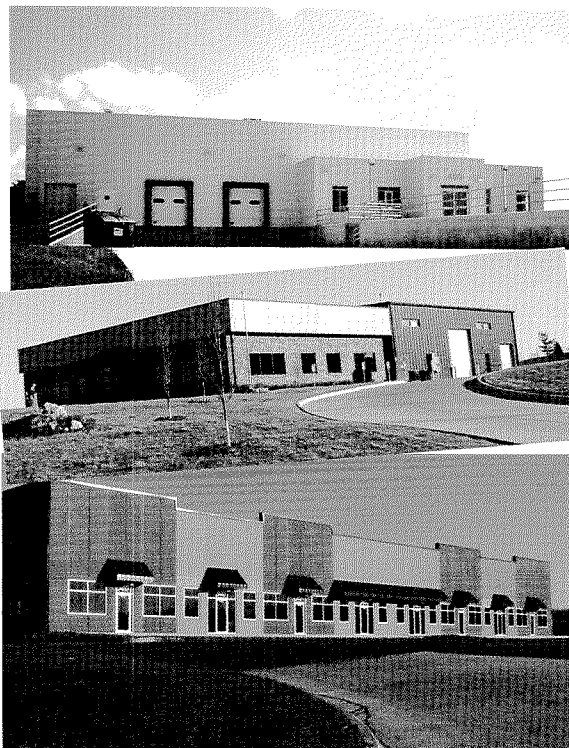
Give us a call and find out what a community team promoting their community can do for you. Norwalk is close to where you want to be!



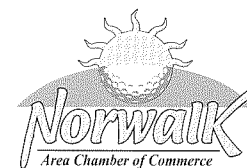
**HIGH POINTE APARTMENTS**  
CLUBHOUSE AND POOL AREA



**CROWN POINTE** HOME OF NORWALK FAMILY  
DENTISTRY AND ANYTIME FITNESS



**NORWALK'S BUSINESS PARK**  
TOP PHOTO: LaQUERCIA, MIDDLE PHOTO: FCER  
INTERNATIONAL HEADQUARTERS, BOTTOM  
PHOTO: NEW FLEX-SPACE NOW AVAILABLE



For more information contact  
the Chamber office  
515-981-0619

Email:  
norwalkchamber@msn.com  
Web:  
www.norwalkchamber.org

**Chamber of Commerce  
VISION PLAN COMMITTEE**

Newton Standridge  
Mark Miller  
Steve Albrecht  
Chad Stevens  
Linda Fehl  
Lois Siddens  
Dr. Donna Grant  
Jon Niemeyer  
Steve Peglow

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Financing  
Norwalk  
one lot  
at a time!



801 Main Street  
Norwalk, IA 50211

P: 515-981-4234

[www.citystatebank.com](http://www.citystatebank.com)



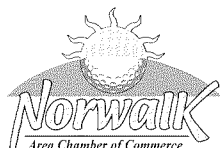
Member  
FDIC



# Norwalk

**Location • Location • Location**  
*just minutes from anywhere!*

- \* **Easy access to Des Moines International Airport**
- \* **On relocated Highway 5 (The Beltway)**
- \* **Direct links to Interstate 35 and 80**
- \* **Recipient, CAT Grant Award**  
(Community Attraction & Tourism)  
(Norwalk McAninch Sports Complex)
- \* **100 + building permits,**  
**300 lots underway for 2006**



**515-981-0619**

[www.norwalkchamber.org](http://www.norwalkchamber.org)

City of **NORWALK**

**515-981-0228**  
[www.ci.norwalk.ia.us](http://www.ci.norwalk.ia.us)



**WARREN COUNTY**  
ECONOMIC DEVELOPMENT CORPORATION  
COMMUNITIES OF CHOICE

**515-961-1067**  
[www.wcedc.com](http://www.wcedc.com)

## Beautiful Residential Developments

- The Legacy by Hubbell
- Echo Valley Ridge by Coppola Enterprises
- Sharon Heights by JD Albright
- Meadow Ridge by John Gillotti
- Orchard Hills by Dennis Schlegel
- Orchard Ridge by Dennis Schlegel
- Rolling Green by Steve Fiterman
- Silverado Ranch

## A Golfer's Paradise!

- The Legacy Golf Club - 18 Holes
- Countryside Golf Course - 18 Holes
- Rolling Hills Golf Club - 18 Holes
- Echo Valley Country Club - 27 Holes

## Norwalk also is home to:

- Foundation for Chiropractic Education & Research
- La Quercia (prosciutto curing)
- Kelly Cortum Inc
- Norwalk Superstars
- Des Moines Truck Brokers
- K & R Distribution
- Capital City Fruit
- Norwalk Ready Mix
- JVC
- Reedannland Farms